

## Unlock the Leapfrog Effect: Grow your property portfolio faster

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Mon 15/07/2024 10:01 AM

To: Jesus Ang <20128866@tafe.wa.edu.au>

Hi Jesus,

Imagine you have 3 properties worth \$500K.

If all the properties grew at 5%, which is slightly less than the long-term average property growth in Australia.

**After two years, you'd have gained \$50K capital growth on each property.**

That's \$150K capital growth.

Now, let's say you pull out that equity and take an 80% loan on it, which is \$120K.

Will that make your next purchase easier?

Exactly.

This is called The LeapFrog Effect: **The more properties you have, the faster you can jump to your next purchase.**

If you had 10 properties, you'd get \$500K in capital growth in two years.

This is how smart investors scale their portfolios.

On the other hand, let's say you made a mistake while buying a property.

**In two years, the value of your property falls and you get negative equity. Now, it's much harder for you to get to your next purchase.**

This is the reason why some investors keep buying one property after another while others get stuck and take 5-10 years to get their next property.

That's why you must nail down your next purchase.

If you do it right, the second one will come much easier. You'll make far more money and retire much sooner.

***If you do it wrong, you'll not just lose the money you've invested...***

***You'll also lose all the future gains you could've got had you done it right.***

So Jesus, if you need a team of experienced investors who can do the due diligence for you...

If you want to buy your first (or next) property sooner rather than later...

[Click here to book a call with one of our experts.](#)

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